

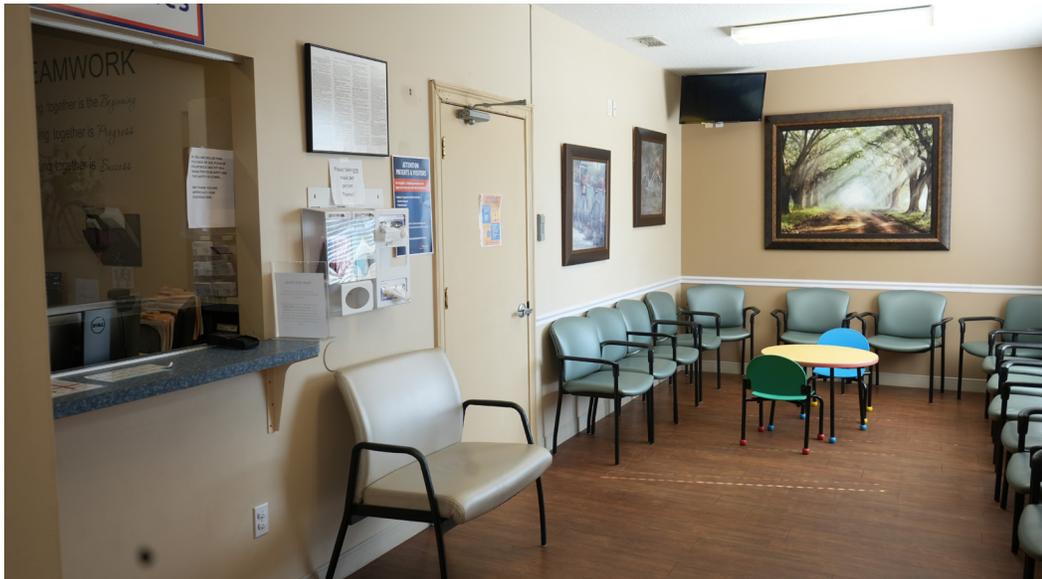
51 LINDSEY LANE  
ST. MARYS, GA 31558



# FOR LEASE



*Discover an excellent opportunity to locate your medical practice in a standalone medical office building directly across from the hospital, offering strong visibility, convenient access, and a highly desirable healthcare setting.*



## PRIME MEDICAL SPACE



63,000± AADT on I-95, offering high traffic.



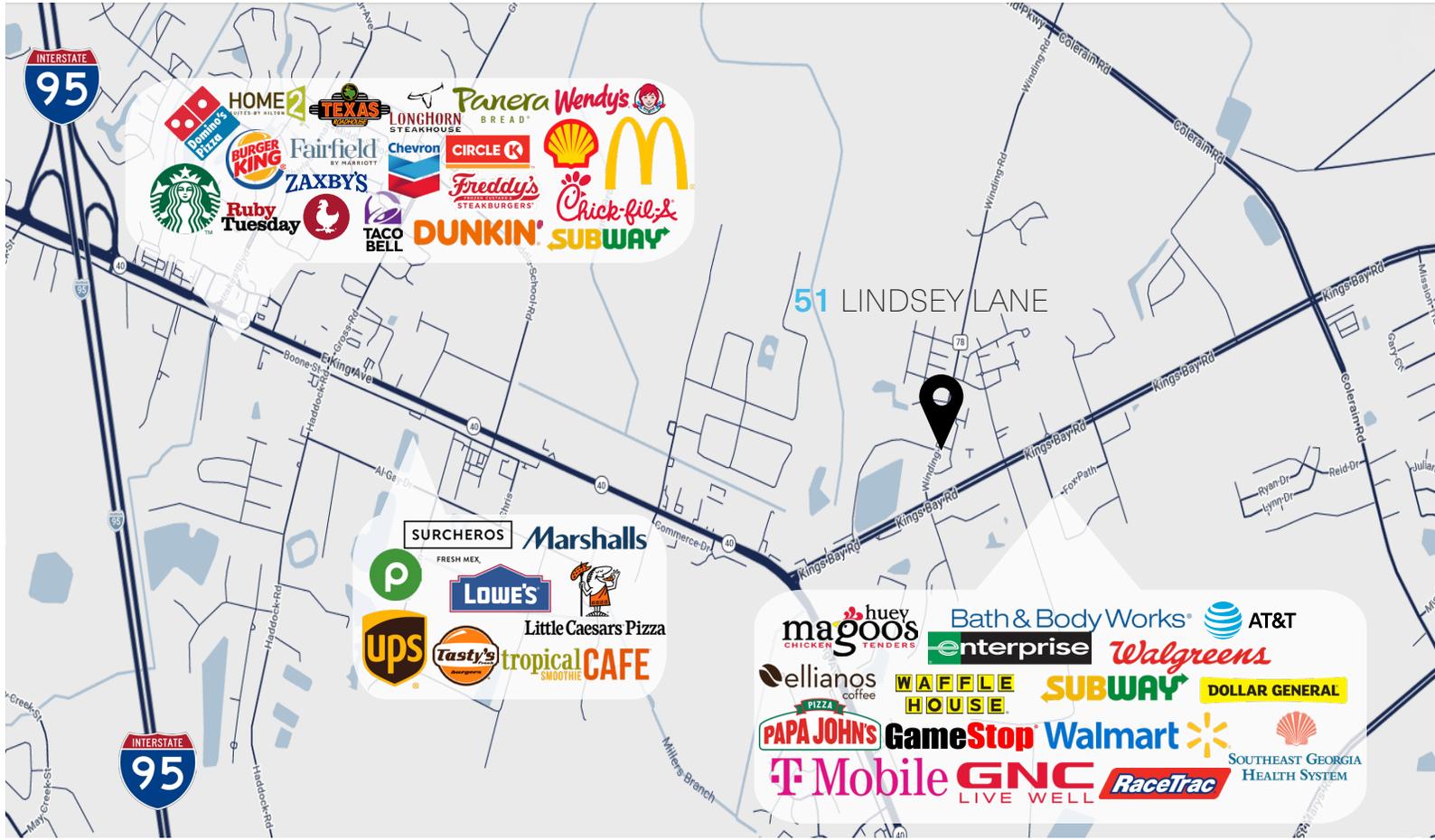
Available .55 ± AC lot with 2,188± square feet of office space.



Located less than 3 miles off I-95.



Right across from Southeast Georgia Health System.



# DEMOGRAPHICS

## HOUSEHOLDS

|                 | 3 MILE | 5 MILE | 10 MILE |
|-----------------|--------|--------|---------|
| 2020 Households | 8,413  | 13,927 | 19,064  |
| 2024 Households | 9,077  | 14,892 | 20,342  |
| 2029 Projection | 9,980  | 16,351 | 22,514  |

## INCOME \$

|                          | 3 MILE   | 5 MILE   | 10 MILE  |
|--------------------------|----------|----------|----------|
| Average Household Income | \$86,555 | \$81,652 | \$82,930 |
| Median Household Income  | \$72,337 | \$64,699 | \$67,067 |



## WHO WE ARE

Cross Regions Group stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

# LISTING CONTACT



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